



Haverling

LONDON BOROUGH

STRATEGIC PLANNING COMMITTEE AGENDA

7.00 pm

Thursday
27 May 2021

Council Chamber -
Town Hall

Members 8: Quorum 4

COUNCILLORS:

**Conservative Group
(4)**

Dilip Patel (Chairman)
Timothy Ryan (Vice-Chair)
Ray Best
Maggie Themistocli

**Residents' Group
(1)**

Reg Whitney

**Upminster & Cranham
Residents' Group
(1)**

Linda Hawthorn

**Independent Residents
Group
(1)**

Graham Williamson

**Labour Group
(1)**

Keith Darvill

For information about the meeting please contact:

**Taiwo Adeoye - 01708 433079
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**To register to speak at the meeting please call 01708 433100
before Tuesday 25 May 2021**

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

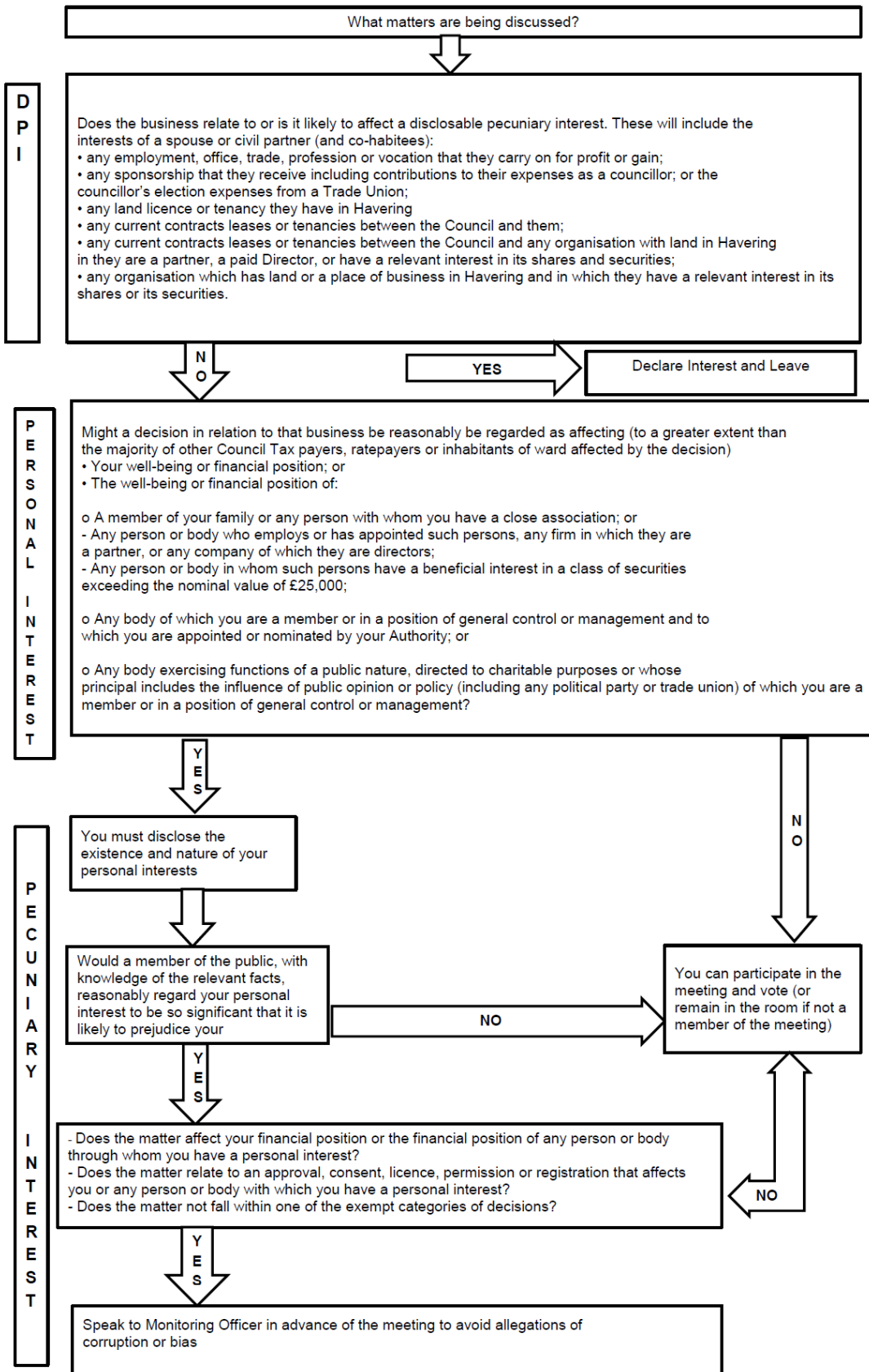
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



AGENDA ITEMS

1 MEETINGS OF STRATEGIC PLANNING COMMITTEES - ADVICE RE ATTENDING DURING THE COVID-19 PANDEMIC (Pages 1 - 2)

Report attached

2 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will make his announcement including the protocol for the meeting during the Covid-19 pandemic restrictions.

Applications for Decision

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

3 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

4 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point in the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

5 MINUTES (Pages 3 - 6)

To approve as a correct record the minutes of the meeting of the Committee held on 22 April 2021 and to authorise the Chairman to sign them.

6 APPLICATIONS FOR DECISION (Pages 7 - 10)

Report attached for noting.

7 P0242.21 - BEAM PARK BLOCK T (Pages 11 - 24)

Report attached.

8 QUARTERLY PLANNING PERFORMANCE UPDATE REPORT (Pages 25 - 30)

Report attached.

Andrew Beesley
Head of Democratic Services

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MEETINGS OF PLANNING AND STRATEGIC PLANNING COMMITTEES – ADVICE RE ATTENDING DURING THE COVID-19 PANDEMIC

During the period of the Covid-19 restrictions, and in order to maintain social distancing, all interested parties should be aware that only very limited numbers of people will be permitted to physically attend the meetings at Havering Town Hall. Attendees will be limited to the Members of the Committee, certain officers required to be present and a maximum of two members of the public. All other parties required to address the Committee (applicant, registered objectors, ward Councillors etc) should continue to access the meeting via the Zoom link provided by the clerk and not attend the Town Hall in person.

Members of the public should be aware that, if they are present in the meeting room, they will not have any opportunity to address the meeting. Members of the public who have registered as objectors etc to an application will be given details of a Zoom link by which they will be able to address the meeting remotely. Any members of the public who wish to attend the Town Hall to observe proceedings only must pre-book this via the Planning Desk (calling 01708 433100). As stated, the requirement to maintain social distancing means that a maximum of two people may attend the Town Hall to observe the meeting. A webcast of the meeting will continue to be available via the Council's website – www.havering.gov.uk

All attendees should be aware that face coverings must be worn at all times in the Town Hall and should only be removed if addressing the meeting. In order to reduce the risk of transmission, no refreshments of any kind will be available at the meeting and attendees should therefore ensure they bring with them sufficient supplies of water etc to the meeting and that this is taken away with them afterwards. Hand sanitiser is available at the entrance to the meeting room and should be used by everyone attending the meeting.

For any further enquiries, please contact
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**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
VIRTUAL MEETING
22 April 2021 (7.00 - 8.50 pm)**

Present:

COUNCILLORS 8

Conservative Group	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Ray Best and Maggie Themistocli
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill

Councillor David Durant was also present for parts of the meeting .

101 PROTOCOL ON THE OPERATION OF STRATEGIC PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS

The Committee considered the report and **RESOLVED** to note the contents of the report.

102 DISCLOSURE OF INTERESTS

Councillor Tim Ryan declared an interest on item P1152.18 – Land at Crow Sandgate Close, Romford. Councillor Ryan stated that the application site was in his ward.

103 MINUTES

The minutes of the meeting held on 25 March 2021 were agreed as a correct record and would be signed by the Chairman at a later date.

104 **P0851.20 - THE VERVE APARTMENTS, MERCURY GARDENS, ROMFORD**

Following a request from officers the Committee considered and **RESOLVED** to defer the matter in order to allow for all neighbours/occupiers to be consulted for a further 21 days before reporting back to Members.

105 **P1591.20 - THE VERVE APARTMENTS, MERCURY GARDENS, ROMFORD**

Following a request from officers the Committee considered and **RESOLVED** to defer the matter in order to allow for all neighbours/occupiers to be consulted for a further 21 days before reporting back to Members.

106 **PE/01351/20 - HARRIS ACADEMY, LAMBS LANE SOUTH, RAINHAM**

The Committee received a developer presentation from Chris Maltby Planning Associate – Edgeplan, Zane Putne (of Noviun Architects) and Milena Lipska (of Velocity Transport)

The main issues raised by Members for further consideration prior to submission of a planning application were:

- The car parking demand for students was being underestimated and there is a risk of conflict with local residents due to on street parking. The Committee would therefore like to see further details on:
 - The type of curriculum offer (to understand student attendance patterns)
 - The proposed Travel Plan (detailed information)
 - How on-street parking will be managed
- Members invited the applicant to undertake further resident consultation on the issue of parking.
- A wish to provide further information about the security measures on site.
- A challenge on whether cladding would be an appropriate material for the building given its green below location.
- The need for the Committee to have confidence around the capacity of all internal and external social and student spaces (beyond classrooms).

107 **P1152.18 - LAND AT CROW LANE/SANDGATE CLOSE, ROMFORD**

The application before the Committee was to consider a request for a change to the affordable housing provision on the application site which represented an improvement to the offer previously secured.

The Committee noted that the change would meet the identified housing needs within the Borough.

The Committee considered the report and **RESOLVED** that **PLANNING PERMISSION BE GRANTED** subject to the conditions as set out in the report.

Chairman

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Applications for Decision

Introduction

1. In this part of the agenda are reports on strategic planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

Advice to Members

Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
 - London Plan March 2016
 - Core Strategy and Development Control Policies (2008)
 - Site Allocations (2008)
 - Romford Area Action Plan (2008)
 - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by Highways Legislation.
 - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the Party Wall Act.
 - Covenants and private rights over land are enforced separately from planning and should not be considered.

Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

Public speaking and running order

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows:
 - a. Officer introduction of the development
 - b. Registered Objector(s) speaking slot (5 minutes)
 - c. Responding Applicant speaking slot (5 minutes)
 - d. Councillor(s) speaking slots (5 minutes)
 - e. Cabinet Member Speaking slot (5 minutes)
 - f. Officer presentation of the material planning considerations
 - g. Committee questions and debate
 - h. Committee decision

Late information

16. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

Recommendation

17. The Committee to take any decisions recommended in the attached report(s).

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 Havering LONDON BOROUGH	Strategic Planning Committee 27th May 2021
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Application Reference:	P0242.21
Location:	Beam Park, Former Ford Assembly Plant Site, Dagenham and Rainham
Ward:	South Hornchurch
Description:	Variation of Condition No. 4 (Approved Plans) of Planning Permission P1125.19 dated 15/01/2020 to amend parameters and associated drawings to enable insertion of an additional floor to Block T
Case Officer:	John Kaimakamis
Reason for Report to Committee:	The application is of strategic importance and falls within both the London Borough of Barking and Havering boundaries.

1. BACKGROUND

- 1.1 The application relates to the large Beam Park development within Rainham which encompasses a site that straddles both the London Borough of Havering (LBH) and the London Borough of Barking and Dagenham (LBBDD) with originally a single planning permission issued by the Greater London Authority (GLA) covering the site. There has been a previous S73 application (P1125.19), considered by this Committee in November 2019, seeking to amend conditions but only in relation to the part of the site in LBBDD – an application was required to be made to each Borough. Similarly, this application is a S73 application seeking to amend conditions, this time in relation to part of the site in LBH. Therefore it is required that the applicant seeks permission for any works under S73 from both Boroughs.

- 1.2 The original hybrid application under planning reference P1242.17 was subject to a resolution to refuse planning permission by the Regulatory Services Committee on March 15th 2018. However, the application was later called-in and formally determined by the GLA in February 2019. The GLA issued permission for reserved matters for Phase 2A in December 2020, this included detailed permission for Block T which is the subject of the current change sought.
- 1.3 In accordance with the constitution and related Planning Committee Procedure Rules, although the change sought is minor, as the application falls within the definition of applications that must be referred to the Mayor of London, the application must be determined by committee rather than as a delegated decision.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposed amendments to the plans approved as part of the outline application are considered minor and do not significantly alter the potential physical size (in terms of maximum height and footprint) of Block T as set out in approved parameters as part of the outline permission. The resultant 4 additional units within Block T would not increase the total 194 units approved in outline within Havering nor the overall 3000 units originally approved or result in any significant additional impact, compared to the outline approval. The proposal raises no other significant issues.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission subject to a Deed of Variation to the original S106 and subject to any direction from the Mayor of London.
- 3.2 That the Assistant Director Planning is delegated authority to negotiate the deed of variation to the legal agreement indicated above and that if not completed by the 30 September 2021 the Assistant Director of Planning is delegated authority to refuse planning permission or extend the timeframe to grant approval.
- 3.3 That the Assistant Director Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters (conditions to reflect those where details have previously been approved for Phase 1 and/or Phase 2A):

Conditions

1. Reserved Matters to be Submitted
2. Timing of Reserved Matters Submission

3. Timing of Reserved Matters Commencement
4. Approved Plans (subject to variation set out below in paragraphs 5.1 and 5.2 of this report)
5. Approval of Reserved Matters
6. Phasing Plan
7. Partial Discharge
8. Approval of Materials
9. Access to Phases
10. Accessibility and Management Plan - Residential
11. Accessibility and Management Plan- Non-Residential
12. Accessibility of Public Realm
13. Car and cycle park management plan
14. Occupier Cycle Parking
15. Visitor Cycle Parking
16. Travel Plan
17. Site Levels
18. Compliance with Design Code
19. Secure by Design
20. Accessibility and Adaptability
21. Provision of Amenity Space
22. Refuse Storage and Segregation for Recycling
23. Carbon Reduction- Residential
24. Carbon Reduction- Non-Residential
25. BREEAM
26. Energy compliance
27. Photovoltaic panels – Energy hierarchy
28. Energy Efficiency
29. Overheating – Phases 2 - 8
30. Overheating – Phase 1
31. Ecology and Landscape Management Plan
32. Landscaping, public realm, play space and boundary treatments
33. Living Roofs
34. Nesting Birds and Bat Roosts
35. Protection of Trees
36. Vegetation Clearance
37. Examination of Trees for Bats
38. Air Quality Assessment
39. Boiler and Combined Heat Power
40. Noise and Vibration (A3 or A4 use)
41. Kitchen Ventilation Equipment
42. Noise Assessment
43. Noise from Commercial Units
44. Noise from School
45. Noise from Entertainment
46. Hours of Operation- Non-Residential – 0700 to 2300 (Deliveries 0700 to 2100)
47. Hours of Operation- Outdoor Sports – 0700 to 2200
48. Community use of schools
49. Lighting Strategy- Phase 2 River Beam Interface
50. Flood Risk

51. River Beam Buffer Zone
52. Sustainable Urban Drainage
53. Drainage Strategy
54. Drainage Maintenance
55. Piling Method Statement
56. Non-Road Mobile Plant and Machinery (“NRMM”)
57. Oil Interceptors
58. Contamination Remediation Scheme (enabling works)
59. Remediation Scheme (enabling)
60. Unexpected Contamination
61. Borehole Management
62. Construction Environmental Management Plan
63. Demolition and Construction Hours
64. Piling Vibration
65. Written Scheme of Investigation
66. Foundation Design
67. Permitted Development
68. Satellite Dishes
69. Fire Safety
70. Bird Hazard Management Plan
71. Outline Delivery and servicing plan for residential uses
72. Outline- Delivery and servicing plan non-residential uses
73. Daylight\sunlight
74. Glare
75. Cranes
76. Family Housing – 25% to be 3 bedroom or more
77. Parking
78. Timing of Station
79. Phase 1 - Delivery and servicing plan for residential uses
80. Phase 1 - Delivery and servicing plan for non-residential uses
81. Phase 1 energy strategy
82. Lighting Strategy- Ball Court
83. Bus loop implementation
84. Bus loop
85. Phase 1 - Station square support uses
86. Phase 1 – Maintenance of Station square support uses

Informatives

1. Planning obligations
2. Phases planning permission
3. Street naming and numbering
4. Thames Water
5. Lighting
6. Environmental Health – Gas
7. Written scheme of investigation
8. London Fire Bridge
9. High Speed 1
10. Contaminated land

11. Refuse
12. Deemed discharge
13. Precommencement conditions
14. Highway legislation
15. Temporary use of the public highway
16. Adoption of roads
17. Surface water management
18. Highway approval required
19. Secure by design
20. Community Infrastructure Levy (CIL)
21. NPPF positive and proactive

4. SITE AND SURROUNDINGS

- 4.1 The application site covers a large site to the south west part of the Borough in Rainham that falls between LBH and LBBB. The site is located to the south side of New Road, including land under the Marsh Way flyover.
- 4.2 Following the grant of the original hybrid permission and subsequent reserved matters permission for Phase 2A, all of the parts of the site within Havering have detailed planning permission and several of the buildings have been completed or are under construction. Although the S73 application covers the whole of the wider site, the change proposed relates only to Block T, which is within Phase 2A, and located to the north part of the site, closest to New Road, the Borough boundary, Beam River and proposed open space. Construction work on this Block has not been started.
- 4.3 Within Havering, the original hybrid approval was for 640 dwellings in Phase 1 (detailed planning permission) and up to 194 units in Phase 2a (outline planning permission). The reserved matters approval for Phase 2a was for 184 units (i.e. under provision of 10 units compared to the outline potential).

5 PROPOSAL

- 5.1 The application seeks planning permission for a Minor Material Amendment to the hybrid permission as amended by S73 application reference P1125.19. A change to the list of approved drawings (Condition 4) is sought, replacing the approved heights parameter plan with a new plan with amendments to the stated storey height to Block T.
- 5.2 As approved, the parameter heights plan identifies block heights in the outline part of the proposal by reference to colour shading representing storey heights, reference to existing and proposed site levels, reference to maximum floor to

floor storey height and reference to height of lift overruns. In respect of Block T, the approved plan shows a maximum height across the whole of the footprint of 7 storeys with each storey being a maximum of 3.5 metres high plus 2.5 metres for lift overrun, equating to a maximum height of building of 27 metres. Reserved matters approval for Block T is for a part 7, part 6 storey building containing a total of 50 residential units. The change being sought is that the parameter plan be substituted with a plan that allows the building to be up to 8 storeys high (still within the maximum height of 27m). Illustrative material (and the reserved matters application P0278.21 for Block T) show that the proposed block would be part 8, part 6 storey containing 54 residential units.

- 5.3 The submission also includes updated illustrative layout plans showing minor changes to the landscaping including additional tree planting to the car parking area and an additional footpath. These parts of the proposal would be fully assessed as part of any reserved matters application.
- 5.4 If approved an amendment to condition 4 will be required to take account of the new parameter and illustrative plans. A S73 application also allows for relevant changes to be made to any existing conditions, if considered appropriate – this will be required to reflect the fact that many details required by condition have been subsequently submitted and approved. A Deed of Variation to the current S106 agreement to replace the original permission reference with the current S73 reference and any consequential amendments will also be required.

6 PLANNING HISTORY

6.1 The following planning decisions are relevant to the application:

- **P0290.18:** Cross boundary planning application for enabling works of Phase 2 of the wider Beam Park site to prepare it for development, including clearing of on-site structures, addressing contamination, importation and positioning of crushed material on site for up to 24 months (preventing future settlement), localised piling and installation of band drainage.
Committee Approval with conditions, August 2018
- **P1242.17:** Cross boundary hybrid planning application for the redevelopment of the site to include residential (50% affordable); two primary schools and nursery (Use Class D1); railway station; supporting uses including retail, healthcare, multi faith worship space, leisure, community uses and management space (Use Classes A1, A2, A3, A4, B1, D1 and D2); energy centres; open space with localised flood lighting; public realm with hard and soft landscaping; children’s play space; flood compensation areas; car and cycle parking; highway works and site

preparation/ enabling works (UPDATED AUGUST 2018) – **Approved subject to S106 and conditions, February 2019 (GLA Ref: GLA/2933a/05)(LBBD ref: 17/01307/OUT).**

- **P0359.18:** A cross border application seeking temporary permission for a two storey building to accommodate a marketing suite and development management office with connected illuminated signage, with free standing show home (3 storey) and new pedestrian bridge along with associated access, car parking, landscaping, bridge improvement, boundary treatment and engineering works – **Approved, May 2018**
- **K0002.19:** Reserved matters application relative to phase 2A of the Beam Park development connected to hybrid planning permission GLA2933a/, LBBD 17/01307/OUT, LBH P1242.17, seeking agreement to details site access, appearance, landscaping, layout and scale GLA ref: GLA/2933a/RMA2a – **Approved by Greater London Authority December 2019**
- **P1125.19:** Variation of conditions 5 (Approved Plans) 7 (Phasing Plan) and 33 (Landscaping) of planning permission P1242.17 (GLA Ref: GLA/2933a/05) to allow amendments to the site area located within the London Borough of Barking and Dagenham. No changes are proposed within London Borough of Havering's site area – **Approved subject to Deed of Variation to S106 and conditions January 2020**
- **P0498.19:** Temporary change of use permission for Beam Park marketing suite with associated parking and access arrangements as linked to Beam Park Masterplan – **Approved subject to conditions, June 2020**
- **P1896.20:** Application for reserved matters seeking approval of access, appearance, landscaping, layout and scale in respect of a 2 form entry Primary School together with a 30 place FTE nursery, 12 place Additional Resource Provision, a MUGA and informal play space – **Under consideration.**
- **P0278.21:** Reserved matters application, associated with Block T within Phase 2A of the Beam Park development as approved by amended hybrid planning permission seeking agreement to appearance, landscaping, layout, scale and access – **Under consideration**

- **P0284.21:** Drop in full planning application seeking continued regeneration of the Beam Park site with a revised approach to part of Phase 2A. Amendments to approved block I and introduction of an additional apartment block replacing the previously intended housing on plot 16. Application total of 190 residential units, across two apartment blocks ranging from 4 to 10 storeys, with directly associated open space; landscaping; flood compensation area; car and cycle parking and limited highway works. To form part of the wider development approved through planning permission P1242.17 – ***Under consideration***

7 CONSULTATION RESPONSE

7.1 A summary of consultation response are detailed below:

- **Historic England (Archaeology)** – Fieldwork has been completed. No comments on amendments sought.
- **Health and Safety Executive:** Do not advise against grant of permission.
- **Network Rail:** No objection.
- **Natural England:** No objection
- **London Fire Brigade:** No objection
- **LBH Waste and Recycling:** No objection
- **Greater London Authority:** given the scale and nature of the proposals, the amendments do not give rise to any new strategic planning issues and the Mayor of London does not need to be consulted further.
- **Transport for London:** no additional comments given that the proposal indicates that additional cycle parking can be accommodated and would result in no significant changes to trip generation.

8 LOCAL REPRESENTATION

8.1 The application was advertised via a Press Notice and Site Notice displayed at the site as well as notification to properties in the vicinity of the site.

8.2 The following local groups/societies made representations:

- None.

8.3 The following Councillor(s) made representations:

- None

8.4 The following neighbour representations were received:

- 7 objectors
- 0 comments.
- No petitions have been received.

8.5 A summary of this neighbour comment is given as follows (as only material comments can be considered as part of the application assessment, these comments have been divided into “material” and “non-material” comments):

Material Representations

Objections

- Increase in population density resulting in impact on services.
- Increased traffic
- Increased noise
- Increased in height could potentially block light
- Not enough parking
- Raising height will spoil the look of the area
- Increased crime
- Overlooking from flats to house gardens

Support

- None.

Non-material representations

8.6 Below is a summary of comments received from neighbours that do not represent material planning considerations for the determination of the application. This is because they fall outside of the remit of planning. This includes the marketing of properties, purchases of the properties, neighbour disputes and the value of properties.

- When we bought our property we were told there would be no increase in heights of the buildings.

Procedural issues

8.8 No procedural issues were raised in representations.

9 MATERIAL PLANNING CONSIDERATIONS

9.1 The main planning considerations are considered to be as follows:

- Principle of Development
- Design
- Housing Mix
- Affordable Housing
- Impact on Neighbouring Amenity
- Environment Issues
- Parking and Highways Issues
- Sustainability
- Crime
- Flooding and Drainage
- Community Infrastructure Levy

Principle of Development

9.2 The principle of development has already been established under permission P1242.17 as amended by P1125.19. Illustrative material accompanying the application suggests that the amendment proposed to the parameters for Block T would result in 4 additional residential units than approved through reserved matters, but still overall in this phase 188 units, less than the (up to) 194 granted outline and the total number of units across the whole site would still be 3000. Given that the parameters give flexibility of the numbers of units that can be provided per block and across the site, the change proposed does not raise any concerns regarding the principle of the development.

Design/Scale/Bulk

9.3 The proposed change to the heights parameter plan is in essence seeking a change to the number of storeys to be accommodated in the potential maximum height of Block T. The change requested allows for the number of storeys contained within that maximum height to be increased to eight, compared to the seven stated originally. Through the approval of reserved matters by the GLA in December 2019, full detailed permission is in place for Block T to be part 7 storeys (closest to the Borough boundary), part 6 storeys. The submitted reserved matters seek to increase the seven storey portion to 8 storeys, with the 6 storey portion remaining.

9.4 Block T would form one of a group of four flatted blocks closest to New Road west of the Marsh Way flyover which are between 5 and 8 storeys high set apart from one another in landscaped grounds. Block T would be approximately 38 metres from the current carriageway of New Road and 32 metres from the pavement. The highest part of Block T at 8 storeys would match that of Block W at the eastern side of this group adjacent to the flyover. It is considered that

the suggested change to Block T would not have a significant impact on the bulk or size of buildings on the site, particularly given its spacious setting and relationship with other buildings nearby. Visually, an extra storey would change the appearance compared to what was originally envisaged, but it is considered that it would be very difficult to substantiate that this in any way would be harmful given that the building would still be within the maximum height parameter originally approved. The detailed appearance, design and layout of Block T would be assessed separately through the reserved matters application.

- 9.5 The changes to the illustrative landscape plans are considered to be minor in nature and are considered to raise no significant concerns. The precise landscaping details would be assessed separately through the reserved matters application.

Housing Mix

- 9.6 The proposal suggests that there would be an ability to increase the number of units in Block T by 4. The total number of units in Phase 2a would still be below the 194 originally approved and there would be no change in the mix, as set out in the outline, as a result.

Affordable Housing

- 9.7 The S106 requirement that 50% of the units be affordable would continue to apply and the proposal would have no impact on the delivery of affordable housing.

Impact on Neighbouring Amenity

- 9.8 Block T would be approximately 30 metres from the nearest houses in the Beam Park development and over 60 metres from any residential properties on New Road. Given these distances, there are no significant concerns in regard to outlook from or daylight and sunlight to these properties. The distances also raise no serious concerns regarding overlooking/loss of privacy.

Environmental Issues

- 9.9 The proposal does not significantly change the amount of built form and there are no additional environmental issues that arise from the proposed amendment.

Parking and Highways Issues

- 9.10 As the maximum number of units in the outline part of the proposal is not being increased, the parking situation remains unchanged. Under the original scheme, on completion of Phase 1 the PTAL will be raised around the new Beam Park Station. The development would provide up to 1,314 (ratio of 0.55) parking spaces for phase 2 to 8 with accessible parking bays and electric

vehicle charging point bays to be secured under conditions and reserved matters. Cycle parking to be secured under conditions and reserved matters.

Sustainability

- 9.11 No changes are sought or proposed in regard to sustainability considerations.

Crime

- 9.12 A representation has been received regarding the increase in crime as a result of the proposal. The proposed amendment would see no change to the layout or access arrangements as illustrated. Conditions require Secured by Design details to be approved in consultation with the Metropolitan Police.

Flooding and Drainage

- 9.13 The proposed amendment does not raise any additional issues in regard to flooding to those already considered at the time of the original permission and subject to relevant conditions.

Community Infrastructure Levy (CIL)

- 9.14 The Mayoral CIL due within Havering would be calculated based on the floorspace put forward in the reserved matters.
- 9.15 The London Borough of Havering's CIL was adopted in September 2019. However, as the planning permission was issued prior to this, no Havering CIL charge is applicable.

FINANCIAL AND OTHER MITIGATION

- 9.14 Policy DC72 of the LDF emphasises that in order to comply with the principles as set out in several of the Policies in the Plan, contributions may be sought and secured through a Planning Obligation. Policy 8.2 of the London Plan states that development proposals should address strategic as well as local priorities in planning obligations.
- 9.15 In light of the above and discussions in other parts of this report the proposal would attract the requirement to undertake a Deed of Variation to amend the relevant application reference number to ensure the obligations were carried forward to the new permission. In summary, the obligations are:
- Affordable housing provision
 - Viability reassessment
 - Build to rent (LBBD part of site)
 - School provision and education contribution
 - Beam parkway contribution
 - Open space provision and management
 - Open space/sport contribution

- Community building (LBBD part of site)
- Medical centre
- Local employment and skills
- Car club provision
- CPZ contribution
- Marsh Way access
- Bus loop
- Bus capacity contribution
- Carbon offset contribution
- Air quality contribution
- S106 monitoring contribution
- Station provision
- Design monitoring

CONCLUSIONS

- 9.16 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within the London Plan and the Development Plan, as well as other relevant guidance and material considerations, have been carefully examined and taken into account by the Local Planning Authority in their assessment of this application.
- 9.17 The original application was approved by the GLA having called in the application. The changes sought through this S73 application are considered to be relatively minor and do not raise any significant issues already considered.
- 9.18 Subject to the Deed of Variation the amendment is acceptable and would generally accord with all relevant development plan policies, design principles and parameters established by the original permission.
- 9.19 In light of the above, the application is **RECOMMENDED FOR APPROVAL** in accordance with the resolution and subject to the supplemental legal agreement.

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 <p>Havering LONDON BOROUGH</p>	<p>Strategic Planning Committee 27 May 2021</p>
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Subject: Quarterly Planning Performance Update Report.

Report Author: Simon Thelwell, Head of Strategic Development

1 BACKGROUND

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, January to March 2021.
- 1.2 Details of any planning appeal decisions in the quarters where committee resolved to refuse planning permission contrary to officer recommendation are also given.
- 1.3 The Government has set performance targets for Local Planning Authorities, both in terms of speed of decision and quality of decision. Failure to meet the targets set could result in the Council being designated with applicants for planning permission being able to choose not to use the Council for determining the application

2 RECOMMENDATION

That the report be noted.

3 QUALITY OF PLANNING DECISIONS

- 3.1 In accordance with the published government standards, quality performance with regard to Major (10 or more residential units proposed or 1000+ sq m new floorspace or site area greater than 0.5 hectares), County Matter (proposals involving minerals extraction or waste development) and Non-Major applications are assessed separately. If more than 10% of the total

decisions in each category over the stated period were allowed on appeal, the threshold for designation would be exceeded. Due to the fact that 10% of the number of non-major decisions made exceeds the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.

3.2 In December 2020, MHCLG announced that there would be two periods of assessment for the purposes of designation:

- decisions between 1 April 2018 and 31 March 2020, with subsequent appeal decisions to December 2020 (as previously reported, the Council is not at risk of designation for this period).

- decisions between 1 April 2019 and 31 March 2021, with subsequent appeal decisions to December 2021

3.3 The current figures for April 2019 to March 2021 are:

Total number of planning decisions over period: 59

Number of appeals allowed: 2

% of appeals allowed: 3.4%

Appeals still to be determined: 3

Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period: 4

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 1

Refusals which could still be appealed: 0

3.4 Due to the low number of decisions that we take that are majors or county matters, any adverse appeal decision can have a significant effect on the figure. Consequently, it is considered that at this time there is a risk of designation. The figure will continue to be carefully monitored.

3.5 Although, no announcements regarding further periods for assessment have been made, it is considered that monitoring of the next rolling two year assessment period should take place – this would be decisions between 1 April 2020 and 31 March 2022 with subsequent appeal decisions to December 2022.

3.6 The current figures for April 2020 to March 2022 are:

Total number of planning decisions over period: 31

Number of appeals allowed: 1
 % of appeals allowed: 3.2%
 Appeals still to be determined: 3
 Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period: 1
 Number of appeals allowed: 0
 % of appeals allowed: 0%
 Appeals still to be determined: 0
 Refusals which could still be appealed: 0

- 3.7 Based on the above, it is considered that at this time there is a risk of designation. The figure will continue to be carefully monitored.
- 3.8 As part of the quarterly monitoring, it is considered useful to provide details of the performance of appeals generally and summarise any appeal decisions received where either the Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation. This is provided in the table below.

Appeal Decisions Jan-Mar 2021				
Total Number of Appeal Decisions - 52				
Appeals Allowed - 14				
Appeals Dismissed - 38				
% Appeals Allowed - 27%				
Appeal Decisions where Committee Decision Contrary to Officer Recommendation				
Total Number of Appeal Decisions - 0				
Appeals Allowed - 0				
Appeals Dismissed - 0				
% Appeals Allowed - N/A				
Appeal Decisions Jan-Mar 2021 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
NONE				

4 SPEED OF PLANNING DECISIONS

4.1 In accordance with the published government standards, speed of decision applies to all major and non-major development applications, with the threshold for designation set as follows:

Speed of Major Development (and County Matters) – 60% of decisions within timescale (13 or 16 weeks or such longer time agreed with the applicant)

Speed of Non-Major Development - 70% of decisions within timescale (8 weeks or such longer time agreed with the applicant)

4.2 In December 2020 MHCLG announced that there would be two periods assessed for the purposes of designation:

- Decisions made between October 2018 and September 2020 (as previously reported, the Council is not at risk of designation for this period)
- Decisions made between October 2019 and September 2021

4.3 Performance to date on these is as follows:

October 2019 to September 2021 (to date)

Major Development (36 out of 42) – 86% in time

County Matter (2 out of 4) – 50% in time

Non-Major Decisions – (1882 out of 2069) 91% in time

4.4 The Council is currently at risk of designation due to speed of decision in relation to County Matters in the current period – however this is based on only two decisions with six months of decisions to be made. The figure for future periods will continue to be monitored.

5 PLANNING ENFORCEMENT

5.1 There are no designation criteria for planning enforcement. For the purposes of this report, it is considered useful to summarise the enforcement activity in the relevant quarter. This information is provided below:

Jan – Mar 2021	
Number of Enforcement Complaints Received: 121	
Number of Enforcement Complaints Closed: 147	
Number of Enforcement Notices Issued: 18	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice

Land to east side of 3 Wolseley Road, Romford	Breach of conditions – gas protection measures and obscure glazing
140 Benhurst Avenue, Hornchurch	Unauthorised conversion to 2 flats
218 Lodge Lane, Romford	Unauthorised conversion to 4 flats
12 Park Lane, Hornchurch	Unauthorised change of use to HMO
55 Carter Drive, Romford	Unauthorised rear dormer
64 Belgrave Avenue, Romford	Unauthorised change of use to HMO
197 London Road, Romford	Unauthorised front dormers
27 Wigton Road, Romford	Unauthorised first floor rear extension
129 Hall Lane, Upminster	Breach of condition – obscure glazing
79A Collier Row Road, Romford	Unauthorised conversion of outbuilding to self-contained dwelling
12 Bridport Avenue, Romford	Breach of conditions – no prior to commencement details approved in relation to landscaping, boundary treatment and refuse storage
21 Saddleworth Square, Romford	Unauthorised change of use to HMO
6 Balgores Square, Romford	Unauthorised rear dormers
127 Wennington Road, Rainham	Unauthorised conversion of rear extension to self-contained dwelling
16 Stansted Close, Hornchurch	Unauthorised change of use to HMO
10 Albany Road, Hornchurch	Unauthorised change of use to HMO
3 Northdown Road, Hornchurch	Unauthorised change of use to HMO
View 1, The Track, Prospect Road, Hornchurch	Unauthorised formation of hard surfaces and boundary fencing. Stop Notice also served.

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